

MEMORANDUM

October 18, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: SOUTH END RENEWAL AREA, PROJECT NUMBER
MASS. R-56 TENTATIVE DESIGNATION OF REDEVELOPER
RE-USE PARCEL SE-28/35 LENOX STREET

SUMMARY: This memorandum requests that the Authority designate the Church of Saint Augustine and Saint Martin as Redeveloper of Re-use Parcel SE-28 in the South End Urban Renewal Area for the purpose of constructing a new facility.

Parcel SE-28 is located at 35 Lenox Street in the South End Urban Renewal Area, and contains approximately 986 square feet of vacant land.

The Church of Saint Augustine and Saint Martin's, 29-33 Lenox Street, has expressed an interest in acquiring and developing the vacant land at 35 Lenox Street. At the present time, the St. James Educational Center, Inc., is operating an educational program at the Church's facility, however, the program needs have outgrown their present quarters and now needs room to expand.

The Church of Saint Augustine and Saint Martin, in collaboration with St. James Educational Center, Inc., now proposes to expand its facilities and provide a permanent home for the Headstart Tutorial program presently operated by the Center.

The proposal, as presently envisioned, contemplates the construction of a portion of the new facility on the vacant lot at 35 Lenox Street. The plan further calls for a chapel on the upper floor of the two story facility in addition to class room space. The remaining land area would include a pavillion and playground in-closed by landscaping and fencing.

The total development cost, involving rehabilitation and new construction has been estimated at \$320,056.00. Of that cost, \$68,601.00 represents the amount necessary for the construction of the chapel; \$18,601 will be borne directly by the Church with \$50,000.00 funded through a lease payment from the Center to the Church.

The Center's capital costs for this project are \$251,445.00 and at the present time the Center has \$239,507.00 available to pay toward these costs. It also has \$15,200.00 in anticipated revenue from pledges.

To facilitate this expansion program, the Church has entered into an agreement with St. James Educational Center in the form of a long-term lease whereby St. James Educational Center has (1) the right to occupy portions of the Church property for up to twenty-five years; and (2) the obligation to pay for the construction of the new facilities on the Church property.

Should the Authority tentatively designate Saint Augustine and Saint Martin, they will submit final working drawings for the project, which will conform with the Authority's Standards and Guidelines, and with the South End Urban Renewal Plan.

I, therefore, recommend that the Authority tentatively designate the Church of Saint Augustine and Saint Martin as redeveloper of Re-use Parcel SE-28 in the South End Urban Renewal Area.

An appropriate Resolution is attached.



SE-42

SE-28

Parcel SE-28/35 Lenox Street

PB-9

SE-70

SE-72

SE-94

R-12a

R-12b

R-12c

X-39

34

34a

34b

34c

33a

33b

NORTHAMPTON M.T.A. STA.

WASHINGTON

HOUSING AUTHORITY MASS. 2-4

COURT

BRANNON-HARRIS WAY

WILLARD PLACE

COMET PLACE

PARMELEE STREET

TRASK STREET

GAGE STREET

ST. PHILIP CHURCH (R.C.)

ST. PATRICK'S (OLD) R.C. CHURCH

EMMANUEL MEMORIAL HOUSE KINDERGARTEN

NEW HOPE BAPTIST CHURCH

GRANT A.M.E. CHURCH (METH.)

CHURCH OF ST. AUGUSTINE AND ST. MARTIN

WENTWORTH PL.

SANDFORD PL.

MILLBURN PLACE

NEWCOMB

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-28
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Church of Saint Augustine and Saint Martin has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-28 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Church of Saint Augustine and Saint Martin be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-28 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

A. REDEVELOPER AND LAND

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-28 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Massachusetts,

2. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____

☐ A corporation.

☒ A nonprofit or charitable institution or corporation.

☐ A partnership known as _____

☐ A business association or a joint venture known as _____

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (specify): _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization.
March 10, 1982

5. Name, address, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and members of the Redeveloper, when the Redeveloper is a government agency or instrumentality, are set forth in the following:

All items on this form to be completed for any requested information, is usually be furnished on an integrated page which is placed in which the appropriate numbered item on the form.

Any requested items of information the land bank is not and for members of state government is available. A request for items and forms of other redemptors' documents is acceptable but not required.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

HUD-8004
(9-69)

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Church of Saint Augustine and Saint Martin
- b. Address and ZIP Code of Redeveloper: 29-31 Lenox Street, Boston, MA 02118
- c. IRS Number of Redeveloper: 22-2509361
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows²

Land known as and numbered 35 Lenox Street, Boston, Massachusetts.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: March 10, 1982
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

See Attachment A hereto

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5, who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitate in whole or in part for residential purposes.)

N/A

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation.

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Richard W. Reid, Rector of the Church of Saint Augustine and Saint Martin certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: June 29, 1984

X _____
Signature

Richard W. Reid
Signature

Title

Rector

Address and ZIP Code

29-31 Lenox Street
Boston, Massachusetts 02108

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Church of Saint Augustine and Saint Martin
b. Address and ZIP Code of Redeveloper: 29-31 Lenox Street, Boston, MA 02108

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

Land known as and numbered 35 Lenox Street, Boston, Massachusetts.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of December 31, 1983,
is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Internal Audit Committee

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

See Attachment B

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

See Paragraph 6 above

7. Names and addresses of bank references:

The Boston Five Cents Savings Bank
Dudley Branch
2343 Washington Street

Roxbury, MA 02119

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

NONE

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder officer, director or trustee, or partner of such a redeveloper:

NONE

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: N/A

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Richard W. Reid, Rector of the Church of Saint Augustine and Saint Martin certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: June 29, 1984

X _____
Signature

Richard W. Reid
Signature

Title

Rector
Title

Address and ZIP Code

29-31 Lenox Street
Boston, Massachusetts 02118
Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

M E M O R A N D U M

TO: BILL MENDES
FROM: CHRIS CARLAW AND KAREN WALZ
DATE: SEPTEMBER 6, 1984
SUBJECT: DEVELOPER DESIGNATION ON 35 LENOX STREET

We have reviewed the proposal for this property submitted by the Church of Saint Martin and Saint Augustine. They propose to acquire the property, and to use it as part of the renovation/expansion of the St. James Educational Center. The total project, involving rehabilitation and new construction, will cost \$320,056. It will provide facilities for Head Start and Afterschool Tutorials, and a playground area. Of that cost, \$18,601 will be borne directly by the Church (for construction of a chapel); another \$50,000 represents a lease payment from the Educational Center to the Church. If necessary, the Church will accept smaller annual payments in place of this initial amount, which would then be paid from the Center's operations budget. As a result, the Center's capital costs for this project are \$251,445 (not including land acquisition costs).

The Center has \$239,507 available to pay these project costs. It also has \$15,200 in revenue anticipated from pledges, for a total of \$254,707. So long as this pledge revenue is received, and acquisition costs are below \$3252, the Center should have adequate funds for this project.

cc: Carolyn Kaplan

Church of Saint Augustine and Saint Martin

TREASURER'S REPORT for the Calendar Year - 1983

	Budget 1983	Actual 1983
<i>INCOME</i>		
Loose	1,650	1,841.47
Pledge	28,000	28,311.20
Endowment & Interest	8,360	8,417.47
Organizations/ Activities	4,000	2,915.73
Fuel Offering	800	702.50
Holy Days	3,000	2,743.51
Birthday	250	252.50
Candles/Altar	200	132.63
Initial	100	99.00
Miscellaneous	-0-	280.00
Total Income	46,369	45,696.01
<i>NON-INCOME RECEIPTS</i>		
Borrowed	-0-	9,000.00
Transfers	1,000	6,833.72
Balance- Jan. 1	2,874	2,873.96
Total Receipts	50,243	64,403.71
<i>NON-INCOME/DESIGNATED RECEIPTS</i>		
Building/Organ	-0-	4,686.13
Memorial	-0-	349.25
Other-Special	-0-	2,939.00
PROOF TOTAL	50,243	72,378.12

DISBURSEMENTS

	Budget 1983	Actual 1983
Salaries	21,475	20,849.00
Utilities		
Gas/Fuel	2,400	2,415.42
Electric	600	741.23
Water	75	109.27
Telephone	600	564.91
General Insurance	5,200	4,856.00
Pension	2,295	2,295.00
Health/Life	2,327	2,327.04
Travel	1,200	1,200.00
Maintenance		
Alarm	800	706.40
Supplies	1,800	1,236.34
Office	1,500	823.17
Church School	500	185.00
Altar	700	1,241.20
Music/Organ	500	871.84
Other	-0-	25.00
Property	2,000	10,602.41
Assessment/Quota	3,301	3,301.00
Outreach	1,500	1,500.00
Loan Repayment	1,614	4,703.83
Total Expenses	50,387	60,554.06
TRANSFER OF NON-INCOME ITEMS	-0-	5,783.78
Balance- Dec. 31	(144)	6,040.28
PROOF TOTAL	50,243	72,378.12

Respectfully submitted,

George A. Franklin
George A. Franklin, Treasurer
January 29, 1984

ATTACHMENT B - Page 1
ST. JAMES EDUCATIONAL CENTER
29 - 33 Lenox Street
Roxbury, Massachusetts 02118
(617) 427-4702

providing:
Head Start
Parenting
Employment
Summer and
Tutorial
Programs

Progress Report III-A

June 27, 1984.

Renovation and Expansion: 29-37 Lenox St., Roxbury
Ground-level Facility for HeadStart Program
First-floor Facility for After-School Tutorial
Outdoor Playground Facility

Income

Ground-level/HeadStart:	Foundation grants	\$ 149,300	
	Interest	<u>12,141</u>	\$ 161,441
First-floor/Tutorial:	Church contributions	16,700	
	Foundation grants	56,025	
	Individual contributions	<u>10,527</u>	* 83,252
Outdoor/Playground:	Foundation grants	10,000	
	Interest	<u>14</u>	<u>10,014</u>
Sub-total, Income to-date <u>goal met & exceeded</u>			254,707
(Balance needed before July 1, 1984 in matching contributions)			(3,252)
Total Projected Income, all projects (goal met & exceeded)			<u>251,455</u>

Expense Budget (Revised)

Ground-level/Headstart:	Renovation & New Construction	108,393	
	Pre-paid rent (ten years)	<u>50,000</u>	158,393
First-floor/Tutorial:	Renovation & New Construction		81,399
Outdoor/Playground:	Equipment & Construction		<u>11,663</u>
Total Projected Expense, all projects			<u>251,455</u>

* Includes \$55,000 in conditional, matching grants; and \$15,200 in pledges.

ST. JAMES EDUCATIONAL CENTER, INC. - CAPITAL FUNDS REVENUE - 4/1/81 - 6/21/84

Key: + = Conditional * = Pledge n = Non-matching	HeadStart Renovation I	Tutorial Renovation II	Playground Renovation III	TOTAL - All Renovations	Replacement School Bus
Churches					
King's Chapel, Boston	\$	\$ 2,000	\$	\$ 2,000	\$
Church of St. Augustine & St. Martin, Boston		* 7,200		7,200	
Trinity Church, Boston		+ 5,000		5,000	
Church of the Redeemer, Chestnut Hill		* 2,000		2,000	
St. Peter's Church, Weston		500		500	
sub-total, Churches		<u>16,700</u>		<u>16,700</u>	
Foundations					
Anonymous, Boston		2,000		2,000	
Bank of Boston	1,000			1,000	
Bank of Boston Trust Funds	3,000			3,000	2,000
Bushrod H. Campbell & Adah F. Hall Charity		3,000 n		3,000	
Ruth Dewing Foundation			4,500	4,500	
Charles Hayden Foundation		+ 25,000 n		25,000	
Godfrey M. Hyams Trust	10,000	3,000		13,000	
Agnes M. Lindsay Trust	5,000	+ 5,000		10,000	7,500
Deborah Munroe Noonan Memorial Trust	10,000			10,000	
Theodore Edson Parker Foundation	20,000			20,000	
Permanent Charity Fund of Boston	40,000	10,000		50,000	
Harold Whitworth Pierce Charitable Trust	5,000	5,000	5,000	15,000	
Polaroid Foundation, Inc.		2,000 n		2,000	
A. C. Ratschesky Foundation	2,000			2,000	
Mabel Louise Riley Foundation	50,000			50,000	
Abbot and Dorothy H. Stevens Foundation	3,000			3,000	
Frederick E. Weber Charities Corporation	300	1,000	500	1,800	
John A. Volpe Fund		²⁵ 1,000			
sub-total, Foundations	<u>149,300</u>	<u>56,025</u>	<u>10,000</u>	<u>215,325</u>	<u>9,500</u>
Friends: - Caleb Loring, Jr., Prides Crossing		1,000		1,000	
D. Blackmer, W. Coolidge, M. Criscitello @ 500		1,500		1,500	
T. Perry 200, St. Mark's Students 400, Other 427		1,027		1,027	
Cornelius & Linda Hastie, Boston		* 5,000		5,000	
Rudolf Toch, M.D., Milton		* 1,000		1,000	
Dorothy Wallace, Brookline		1,000		1,000	
sub-total, Friends		<u>10,527</u>		<u>10,527</u>	
Total Gifts	<u>149,300</u>	<u>83,252</u>	<u>10,000</u>	<u>242,552</u>	<u>9,500</u>
Accrued Interest	<u>12,141</u>			<u>12,155</u>	
Total Revenues & Pledges	<u>161,441</u>	<u>83,252</u>	<u>10,000</u>	<u>254,707</u>	<u>9,500</u>

ST. JAMES EDUCATIONAL CENTER, INC.

BALANCE SHEETS
AUGUST 31, 1983 AND 1982

	<u>ASSETS</u>					
	1983			1982		
	<u>GENERAL FUND</u>	<u>PLANT FUND</u>	<u>TOTAL ALL FUNDS</u>	<u>GENERAL FUND</u>	<u>PLANT FUND</u>	<u>TOTAL ALL FUNDS</u>
Cash	\$ 204	\$ -	\$ 204	\$ 1,799	\$ -	\$ 1,799
Money Market Fund	2,762	14,599	17,361	9,424	96,414	105,838
Accounts receivable, net of allowances for uncollectable accounts of \$1,720 in 1982	1,538	-	1,538	5,033	-	5,033
Due from other fund (Note 2)	-	7,607	7,607	-	8,380	8,380
Prepaid rent (Note 2)	45,000	-	45,000	-	-	-
	<u>49,504</u>	<u>22,206</u>	<u>71,710</u>	<u>16,256</u>	<u>104,794</u>	<u>121,050</u>
Fixed assets, at cost (Notes 1 and 2):						
Land	-	7,200	7,200	-	7,200	7,200
Building and building improvements	-	36,938	36,938	-	28,800	28,800
Leasehold improvements	-	56,679	56,679	-	16,388	16,388
Vehicle	-	13,800	13,800	-	-	-
Equipment	-	8,236	8,236	-	-	-
	-	122,853	122,853	-	52,388	52,388
Less - accumulated depreciation	-	5,982	5,982	-	1,360	1,360
Net fixed assets	-	116,871	116,871	-	51,028	51,028
	<u>\$49,504</u>	<u>\$139,077</u>	<u>\$188,581</u>	<u>\$16,256</u>	<u>\$155,822</u>	<u>\$172,078</u>

LIABILITIES AND FUND BALANCES (DEFICIT)

Accounts payable	\$ 159	\$ -	\$ 159	\$ 2,303	\$ -	\$ 2,303
Withheld payroll taxes	106	-	106	107	-	107
Due to other fund (Note 2)	7,607	-	7,607	8,380	-	8,380
Deferred revenue (Notes 1 and 2)	55,000	12,621	67,621	-	87,411	87,411
Parent Council fiscal agent account	289	-	289	502	-	502
Mortgage note payable (Note 2)	-	12,151	12,151	-	13,380	13,380
Total liabilities	<u>63,161</u>	<u>24,772</u>	<u>87,933</u>	<u>11,292</u>	<u>100,791</u>	<u>112,083</u>
Fund balances (deficit):						
Current Fund (deficit)	(13,657)	-	(13,657)	4,588	-	4,588
Vehicle Replacement Fund	-	-	-	376	-	376
Plant Fund	-	114,305	114,305	-	55,031	55,031
Total fund balances (deficit)	<u>(13,657)</u>	<u>114,305</u>	<u>100,648</u>	<u>4,964</u>	<u>55,031</u>	<u>59,995</u>
	<u>\$49,504</u>	<u>\$139,077</u>	<u>\$188,581</u>	<u>\$16,256</u>	<u>\$155,822</u>	<u>\$172,078</u>

The accompanying notes are an integral part of these statements.

ST. JAMES EDUCATIONAL CENTER, INC.

STATEMENTS OF REVENUES AND EXPENSES AND CHANGES IN FUND BALANCES (DEFICIT)
FOR THE YEARS ENDED AUGUST 31, 1983 AND 1982

	1983			1982		
	<u>GENERAL</u>	<u>PLANT</u>	<u>TOTAL</u>	<u>GENERAL</u>	<u>PLANT</u>	<u>TOTAL</u>
	<u>FUND</u>	<u>FUND</u>	<u>ALL</u>	<u>FUND</u>	<u>FUND</u>	<u>ALL</u>
			<u>FUNDS</u>			<u>FUNDS</u>
REVENUES:						
Gifts, grants, and contributions						
(Note 1):						
Foundations	\$31,000	\$ 49,790	\$ 80,790	\$37,000	\$16,388	\$ 53,388
Parents' and Children's Services	660	-	660	8,000	-	8,000
Churches	9,585	-	9,585	16,262	-	16,262
Friends	4,580	-	4,580	1,678	-	1,678
Parents and students	6,088	-	6,088	7,481	-	7,481
Parent Council	336	-	336	233	-	233
Total gifts, grants and contributions	52,249	49,790	102,039	70,654	16,388	87,042
Rental and bus fees	20,469	1,206	21,675	21,988	-	21,988
Interest	225	1,570	1,795	688	9,003	9,691
Total revenues	72,943	52,566	125,509	93,330	25,391	118,721
EXPENSES:						
After School Program	52,796	1,508	54,304	55,302	-	55,302
Summer Program	2,751	-	2,751	3,172	-	3,172
Housing Program	14,224	-	14,224	20,044	-	20,044
Transportation Program	13,241	-	13,241	11,952	-	11,952
Head Start Support Program	336	-	336	233	-	233
Total expenses	83,348	1,508	84,856	90,703	-	90,703
Excess (deficiency) of revenues over expenses	(10,405)	51,058	40,653	2,627	25,391	28,018
FUND BALANCES, beginning of year	4,964	55,031	59,995	1,377	30,600	31,977
Transfers to Plant Fund	(11,330)	11,330	-	-	-	-
Depreciation transferred to Plant Fund	3,114	(3,114)	-	960	(960)	-
FUND BALANCES (DEFICIT), end of year	\$(13,657)	\$114,305	\$100,648	\$ 4,964	\$55,031	\$ 59,995
	=====	=====	=====	=====	=====	=====

The accompanying notes are an integral part of these financial statements.

ST. JAMES EDUCATIONAL CENTER, INC.

STATEMENT OF FUNCTIONAL REVENUES AND EXPENSES
FOR THE YEAR ENDED AUGUST 31, 1983

	AFTER SCHOOL PROGRAM	SUMMER PROGRAM	GENERAL FUND PROGRAMS		HEAD START SUPPORT PROGRAM	TOTAL ALL PROGRAMS	PLANT FUND
			HOUSING PROGRAM	TRANSPORTATION PROGRAM			
REVENUES:							
Gifts, grants and contributions (Note 1):							
Foundations	\$ 31,000	\$ -	\$ -	\$ -	\$ -	\$ 31,000	\$ 49,790
Parents' and Children's Services	660	-	-	-	-	660	-
Churches	9,585	-	-	-	-	9,585	-
Friends	3,800	780	-	-	-	4,580	-
Parents and students	304	1,840	-	3,944	-	6,088	-
Parent Council	-	-	-	-	336	336	-
Total gifts, grants and contributions	45,349	2,620	-	3,944	336	52,249	49,790
Rental and bus fees	-	-	11,526	8,943	-	20,469	1,206
Interest	225	-	-	-	-	225	1,570
Total revenues	45,574	2,620	11,526	12,887	336	72,943	52,566
EXPENSES:							
Salaries:							
Director	590	-	-	-	-	590	-
Program	34,682	-	-	-	-	34,682	-
Payroll taxes and fringe benefits:							
Director	40	-	-	-	-	40	-
Program	2,435	-	-	-	-	2,435	-
Staff education	511	-	-	-	-	511	-
Scholarships	1,000	-	-	-	-	1,000	-
Occupancy expenses -							
Depreciation (Note 1)	233	-	1,231	1,650	-	3,114	1,508
Rent and utilities, net of Imputed interest of \$5,400 (Note 2)	5,000	-	10,007	-	-	15,007	-
Repairs and maintenance	-	-	657	2,723	-	3,380	-
Taxes	-	-	797	132	-	929	-
Insurance	288	-	525	1,245	-	2,058	-
Interest	-	-	705	-	-	705	-
Supplies and minor equipment	1,648	143	-	-	336	2,127	-
Insurance	288	186	-	-	-	474	-
Transportation expense	3,710	2,247	-	7,491	-	13,448	-
Telephone	-	75	-	-	-	75	-
Accounting and miscellaneous	2,071	100	302	-	-	2,473	-
Bad debts	300	-	-	-	-	300	-
Total expenses	52,796	2,751	14,224	13,241	336	83,348	1,508
Excess (deficiency) of revenues over expenses	\$ (7,222)	\$ (131)	\$ (2,698)	\$ (354)	\$ -	\$ (10,405)	\$ 51,058

The accompanying notes are an integral part of these statements.

ST. JAMES EDUCATIONAL CENTER, INC.

STATEMENT OF FUNCTIONAL REVENUES AND EXPENSES
FOR THE YEAR ENDED AUGUST 31, 1982

	AFTER SCHOOL PROGRAM	GENERAL FUND PROGRAMS			HEAD START SUPPORT PROGRAM	TOTAL ALL PROGRAMS	PLANT FUND
		SUMMER PROGRAM	HOUSING PROGRAM	TRANSPORTATION PROGRAM			
REVENUES:							
Gifts, grants and contributions (Note 1):							
Foundations	\$37,000	\$ -	\$ -	\$ -	\$ -	\$37,000	\$ 16,388
Parents' and Children's Services	8,000	-	-	-	-	8,000	-
Churches	16,262	-	-	-	-	16,262	-
Friends	775	903	-	-	-	1,678	-
Parents and students	1,017	2,015	-	4,449	-	7,481	-
Parent Council	-	-	-	-	233	233	-
Total gifts, grants and contributions	63,054	2,918	-	4,449	233	70,654	16,388
Rental and bus fees	-	-	14,109	7,879	-	21,988	-
Interest	688	-	-	-	-	688	9,003
Total revenues	63,742	2,918	14,109	12,328	233	93,330	25,391
EXPENSES:							
Salaries:							
Director	6,967	-	-	-	-	6,967	-
Program	30,325	-	-	-	-	30,325	-
Payroll taxes and fringe benefits:							
Director	466	-	-	-	-	466	-
Program	3,370	-	-	-	-	3,370	-
Staff education	1,002	-	-	-	-	1,002	-
Occupancy expenses -							
Depreciation (Note 1)	-	-	960	-	-	960	-
Rent (Note 2)	6,003	-	-	-	-	6,003	-
Utilities	28	-	12,437	-	-	12,465	-
Repairs and maintenance	343	-	1,658	-	-	2,001	-
Taxes	-	-	1,593	-	-	1,593	-
Insurance	1,289	-	835	-	-	2,124	-
Interest	-	-	841	-	-	841	-
Supplies and minor equipment	1,958	115	-	-	233	2,306	-
Insurance	266	106	-	-	-	372	-
Transportation expense	2,338	2,521	-	11,952	-	16,811	-
Telephone	334	-	-	-	-	334	-
Accounting and miscellaneous	613	390	-	-	-	1,003	-
Bad debts	-	40	-	-	-	1,760	-
Total expenses	55,302	3,172	1,720	11,952	233	90,703	-
Excess (deficiency) of revenues over expenses	\$ 8,440	\$ (254)	\$ (5,935)	\$ 376	\$ -	\$ 2,627	\$ 25,391

The accompanying notes are an integral part of these financial statements.

ST. JAMES EDUCATIONAL CENTER, INC.

NOTES TO FINANCIAL STATEMENTS
AUGUST 31, 1983 AND 1982

(1) OPERATIONS AND ACCOUNTING POLICIES

OPERATIONS AND NONPROFIT STATUS

The St. James Educational Center, Inc. (The Agency) operates an after-school tutorial assistance and cultural program for low income families, provides for an annual summer retreat for its students, operates rental facilities and a bus for its program participants and their families and for other community organizations and supports a head start program operated by another agency.

The Agency was incorporated during fiscal year 1981 and has received its determination letter exempting it from income taxes as an organization formed for charitable purposes under Section 501 (c) (3) of the Internal Revenue Code. Donors may deduct contributions to the Agency within the requirements of the Internal Revenue Code.

ACCOUNTING POLICIES

Gifts, grants, and contributions for general operations are recorded when received. Restricted gifts, grants, and contributions are recorded as revenue when spent for their designated purpose.

Depreciation is computed by the straight-line method using the following estimated useful lives:

Building and building improvements	15 to 30 years
Leasehold improvements	20 years
Vehicle	4 years
Equipment	5 years

(2) PLANT FUND AND RENTALS

On March 31, 1981, the Agency acquired two buildings which it had been renting from a related organization in consideration of a \$5,000 note secured by a mortgage on the property. These buildings were used for office space and rental apartments for various program participants and their families on a tenant-at-will basis. The related organization also loaned the Agency \$10,000 for general operating use. The resulting note of \$15,000 bears interest at 6% and is payable in monthly installments of \$167 principal and interest through April 1, 1991. The note is secured by a mortgage on the property.

ST. JAMES EDUCATIONAL CENTER, INC.

NOTES TO FINANCIAL STATEMENTS
AUGUST 31, 1983 AND 1982
(Continued)

(2) BUILDING FUND AND RENTALS (Continued)

The estimated fair value of this property based on independent appraisal at time of purchase was \$36,000. Since this transaction was not on an arm's-length basis, the property has been recorded at its estimated fair value and \$31,000 was recorded as a contribution from the related organization to the Plant Fund Balance. The Agency is attempting to sell the buildings since it does not currently meet the needs of the organization.

Classroom space for the After-School Program was rented from a church at an annual cost of \$5,000, payable monthly through August 31, 1982. The Agency has decided to locate all of its operating programs at this facility and, effective September 1, 1982, entered into a ten year lease with the church by making an advance lump-sum payment of \$50,000. The future value of this amount at an assumed interest rate of 8% for ten years is \$107,945. This transaction has been recorded in the financial statements as prepaid rent and is being amortized over the term of the lease. The Agency received grants totaling \$50,000 to make this prepayment. These grants have been recorded as deferred grant revenue and are being recognized as revenue over the initial lease period of ten years. Rent and utility expense in the accompanying statement of functional revenues and expenses for the year ended August 31, 1983 is net of imputed interest of approximately \$5,400. This lease is renewable for five year periods up to twenty-five years at rates and terms to be negotiated at time of renewal.

In 1981, the Agency started a fund raising drive to raise money for major renovations. As of August 31, 1983, \$69,300 had been received for this purpose and an additional \$40,000 had been committed to the Agency. Expenditures totalling \$56,679 have been capitalized as leasehold improvements as of August 31, 1983 and the remaining amount received of \$12,621 has been recorded as deferred grant revenue as of August 31, 1983. The total project is estimated to cost approximately \$200,000, excluding the \$50,000 advance lease payment above.

ST. JAMES EDUCATIONAL CENTER

29 - 33 Lenox Street
Roxbury, Massachusetts 02118
(617) 427-4702

providing:
Head Start
Parenting
Employment
Summer and
Tutorial
Programs

9/28/84

Mr. William Mendes
BRA Project Manager
City Hall Room 922
Boston, MA. 02201

Dear Bill:

Here are the commitment letters for the two outstanding pledges to the St. James Construction Fund Drive for 35 Lenox St.

Please note:

1. Hayden Foundation, New York: letter 7/22/83 promises \$25,000 on condition that St. James raises another \$50,000; letter 7/10/84 confirms the previous grant for \$25,000 "available to you as they are needed to meet...costs."
2. Church of St. Augustin & St. Martin: letter 5/22/84 notes \$2,233.30 in their hands toward \$7,200 pledge; the total received six months later is about \$3,000 or so; the ^{can}total pledged should be available by the time we need it; and any balance due we adjust on our yearly rental balance of \$5,000 from program funds.

Thank you for your time and help, and that of your colleagues, yesterday.

Yours sincerely,

Neal Hastie

Rev. Cornelius Hastie
Director

RECEIVED
OCT 02 1984
SOUTH END

CHARLES HAYDEN FOUNDATION
ONE BANKERS TRUST PLAZA
130 LIBERTY STREET
NEW YORK, N. Y. 10006

(212) 938-0790

WILLIAM WACHENFELD
PRESIDENT

July 10, 1984

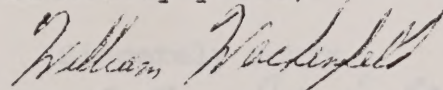
Rev. Cornelius Hastie
Director
St. James Educational Center
29-33 Lenox Street
Roxbury, Massachusetts 02118

Dear Reverend Hastie:

It is good to learn from your letter of June 27, 1984 that you have been successful in raising over \$50,000 toward your tutorial facility project. This, of course, meets the condition of our grant and as is our usual practice, we will be glad to make the funds thereunder available to you as they are needed to meet incurred renovation costs. If you will get in touch with us at such time, we will be glad to make the requested payment.

Awaiting your further advice and with best wishes,

Sincerely yours,



William Wachenfeld

CHARLES HAYDEN FOUNDATION
ONE BANKERS TRUST PLAZA
130 LIBERTY STREET
NEW YORK, N. Y. 10006

(212) 938-0790

WILLIAM WACHENFELD
PRESIDENT

July 22, 1983

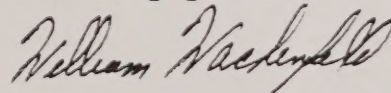
Rev. Cornelius deW. Hastie
Director
St. James Educational Center
29-33 Lenox Street
Roxbury, Massachusetts 02118

Dear Reverend Hastie:

The matter set forth in your letter of March 29, 1983, as supplemented by a visit on June 17, 1983, has been considered by our Board of Trustees. We are glad to advise that a grant of \$25,000 has been authorized to be applied toward the renovation and expansion of a facility for your After-School Tutorial Program on condition that before July 1, 1984 you raise from other contributions an additional \$50,000 toward that project, as outlined in said letter.

Awaiting your further advice and with best wishes,

Sincerely yours,



William Wachenfeld

Church of Saint Augustine and Saint Martin

May 22, 1984

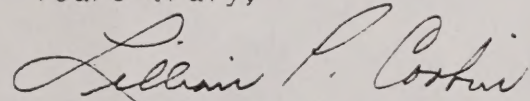
The Reverend C. DeWitt Hastie, Director
St. James Educational Center
33 Lenox Street
Boston, MA 02118

Dear Father Hastie:

The Church of Saint Augustine and St. Martin received pledges in the amount of \$7200.00 for the renovation, new construction that is related to our lease agreement. The funds are being deposited in an account called The Chapel Relocation Fund, (current balance as of March 30, 1984 - \$2233.80).

We pledge this \$7200.00 toward the cost of new construction.

Yours truly,


Lillian P. Corbin, Clerk

